



Allied Landfill Site Reuse Suitability Analysis

Kalamazoo, Michigan

*Prepared for EPA Region 5, MDEQ and City of
Kalamazoo*

(Interim Draft) February 2015

February 25, 2015

Allied Landfill Site - 2015 Reuse Suitability Analysis

Purpose

Support the City of Kalamazoo and EPA Region 5 in evaluating reuse suitability of the proposed remedial alternatives.

Overview

- Site Background
- Reuse Suitability
- Reuse Considerations
- Next Steps

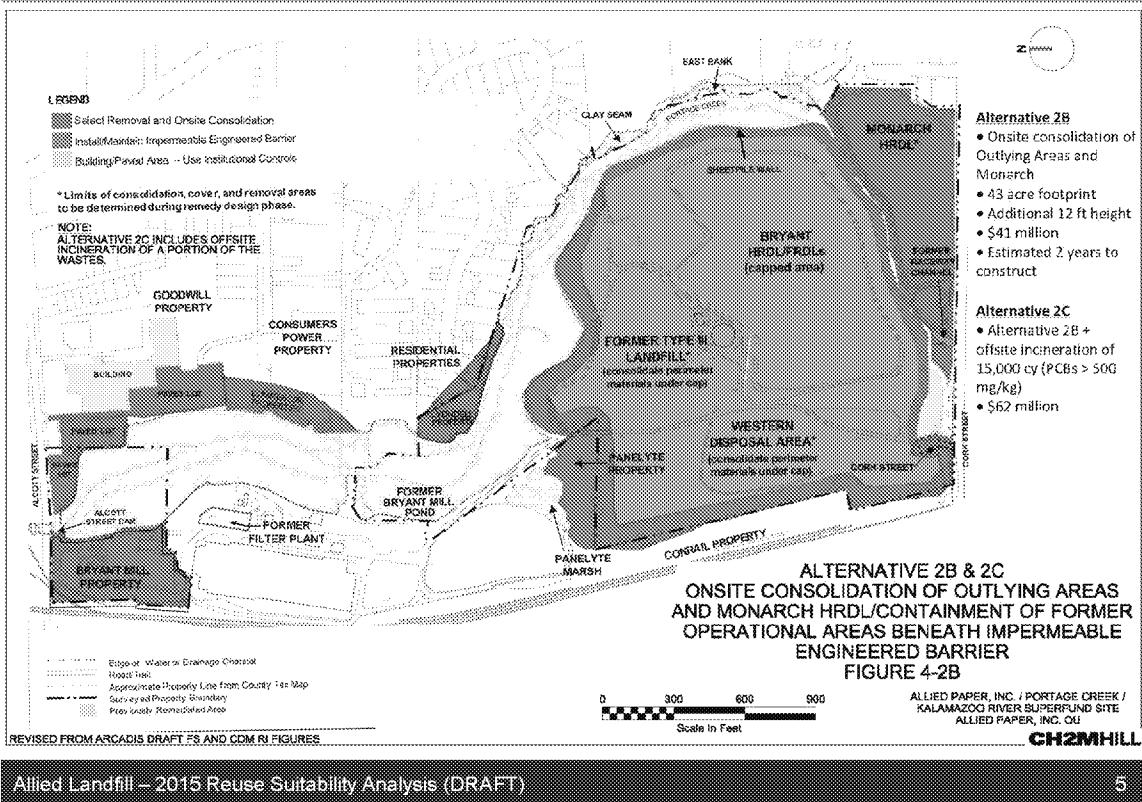
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Site Background

- The 2013 Allied Landfill Feasibility Study identifies a potential consolidation and capping remedy for the site.
- EPA, MDEQ and the City of Kalamazoo have been evaluating alternative consolidating and capping options to create larger areas suitable for commercial, light industrial and recreational reuse.
- Alternative remedial options are expected to be refined through a public engagement process before EPA selects a preferred alternative.

2013 FS Consolidation Alternative - 2b



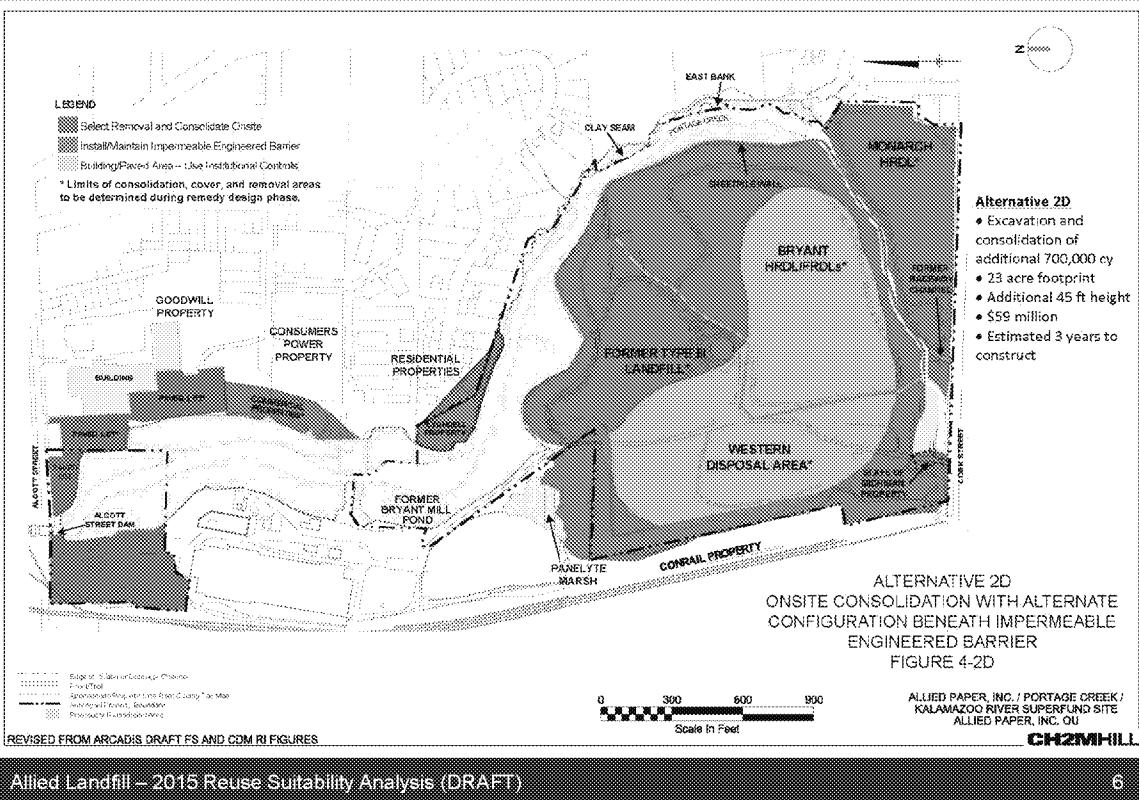
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2014 Alternative - 2D



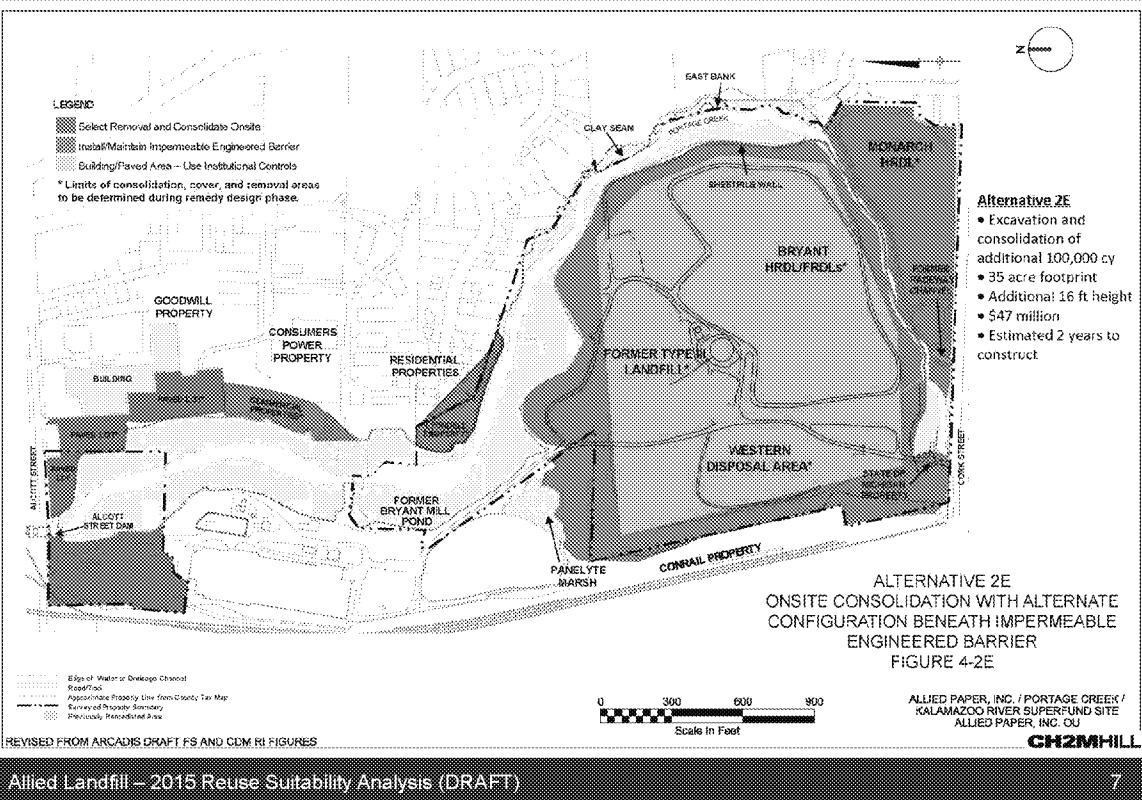
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2014 Alternative - 2E



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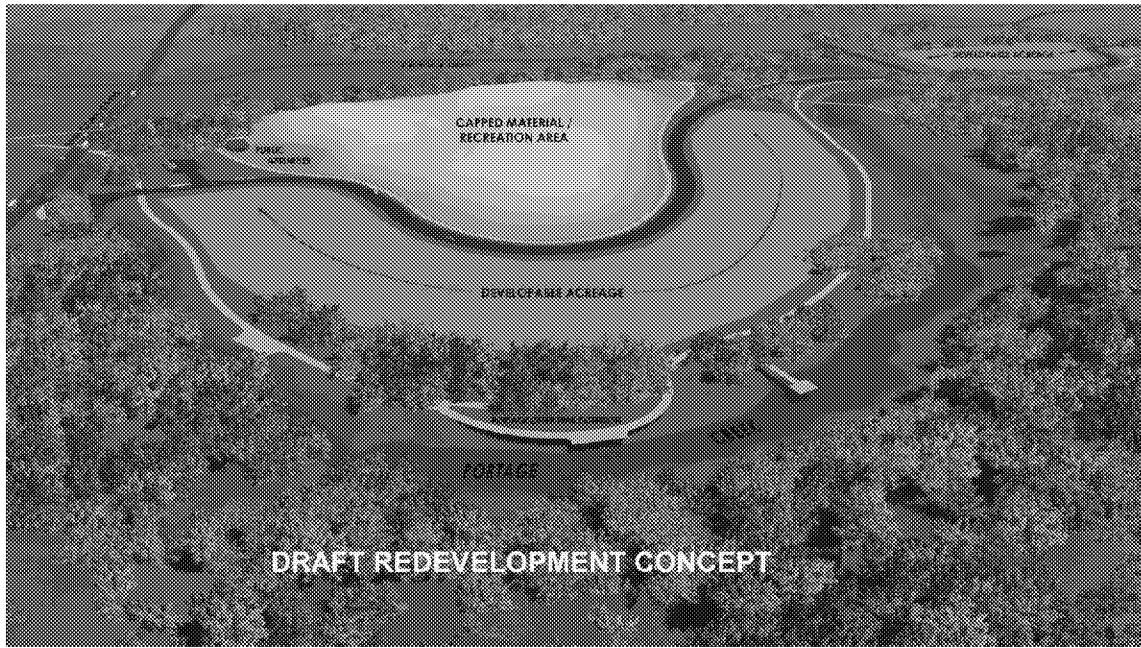
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City of Kalamazoo Proposed Concept

The City of Kalamazoo has identified a potential redevelopment concept.

- Modified version of Alternative 2b
- Maximizes acreage between Portage Creek and consolidation area.
- Integrates North-South access road Cork to Alcott with additional access to Burdick.
- Greenway trail along Creek.

City of Kalamazoo Redevelopment Concept



Source: Draft Redevelopment Concept provided by City of Kalamazoo (February 2015)

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Reuse Considerations – Alternative 2B

Reuse Considerations Alternative 2B

Commercial/Industrial/ Recreational (29 acres)

- Few limitations
- Contaminant excavation
- Backfilled and re-graded
- Institutional controls limit future use to commercial/industrial or recreational uses.

Recreation/Open Space (43 acres)

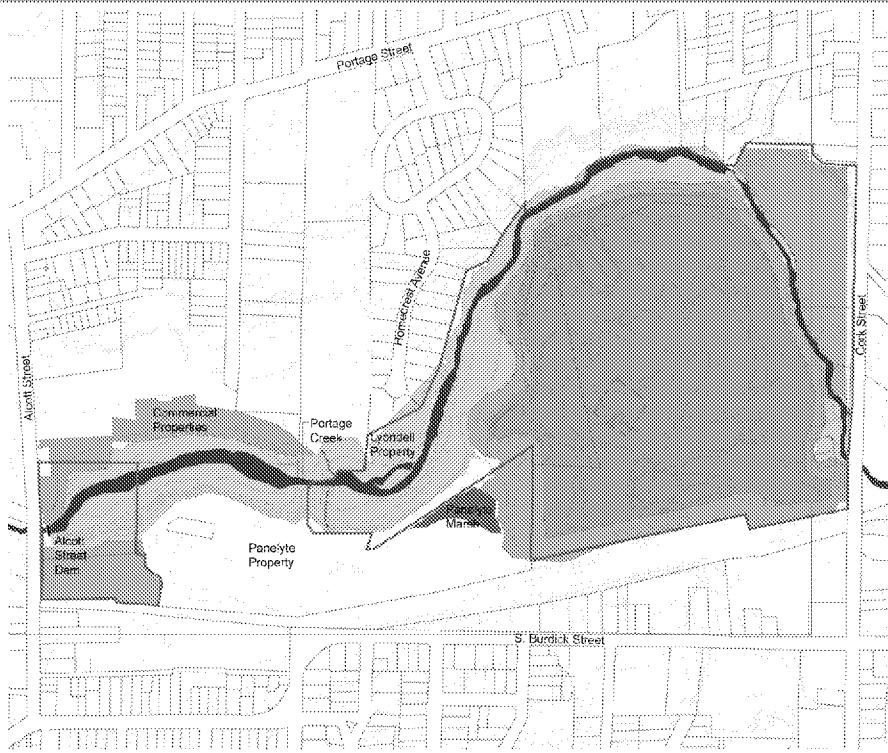
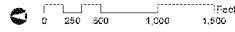
- Remedial considerations
- Consolidation and capping
- Sloped areas and elevated grade (12 feet above existing grade)
- Institutional controls prevent disturbance of cap and remedial features.

Recreation/Open Space (20 acres)

- Flood zone limitations
- Previously remediated areas (Bryant Mill Pond Removal Action)
- Portage Creek 100-Year Flood Plain
- Institutional controls limit future use to recreation/open space

Allied Landfill Site Areas

Note: This map is for planning purposes only; all locations and boundaries are approximate.



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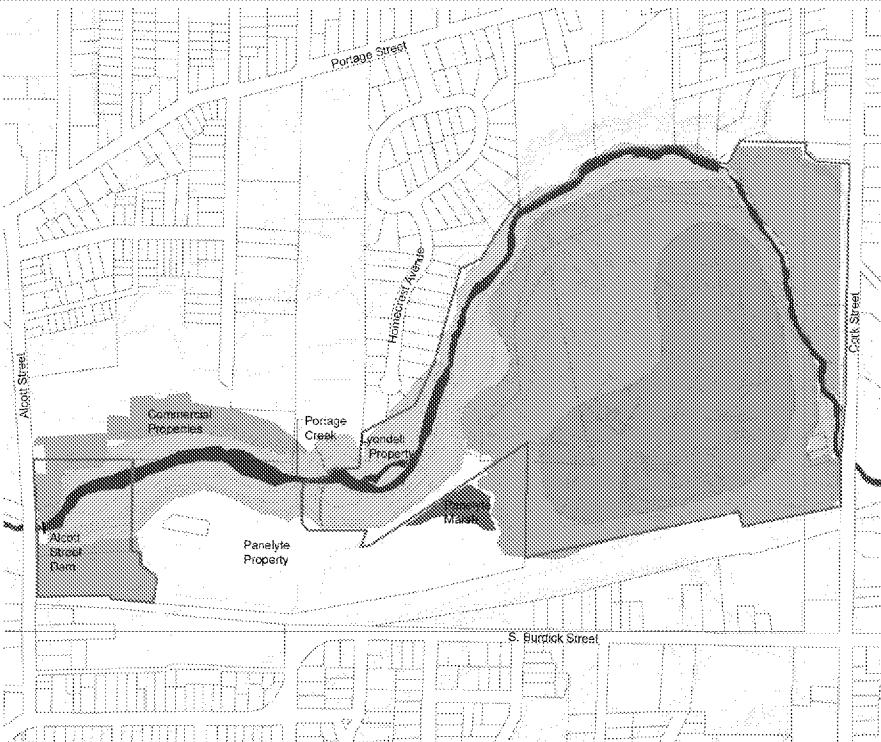
Reuse Considerations – Alternative 2D

Reuse Suitability Alternative 2D

- Commercial/Industrial/
Recreational (46 acres)**
 - Few limitations
 - Contaminant excavation
 - Backfilled and re-graded
 - Institutional controls limit future use to commercial/industrial or recreational uses.
- Recreation/Open Space (23 acres)**
 - Remedial Considerations
 - Consolidation and capping
 - Sloped areas and elevated grade (45 feet above existing grade)
 - Institutional controls prevent disturbance of cap and remedial features.
- Recreation/Open Space (20 acres)**
 - Flood zone limitations
 - Previously remediated areas (Bryant Mill Pond Removal Action)
 - Portage Creek 100-Year Flood Plain
 - Institutional controls limit future use to recreation/open space
- Allied Landfill Site Areas**

Note: This map is for planning purposes only; all locations and boundaries are approximate.

Scale: 0 250 500 1,000 1,500 Feet



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Reuse Considerations – Alternative 2E

Reuse Considerations Alternative 2E

Commercial/Industrial/ Recreational (32 acres)

- Few limitations
- Contaminant excavation
- Backfilled and re-graded
- Institutional controls limit future use to commercial/industrial or recreational uses.

Recreation/Open Space (35 acres)

- Remedial Considerations
- Consolidation and capping
- Sloped areas and elevated grade (15 feet above existing grade)
- Institutional controls prevent disturbance of cap and remedial features.

Recreation/Open Space (20 acres)

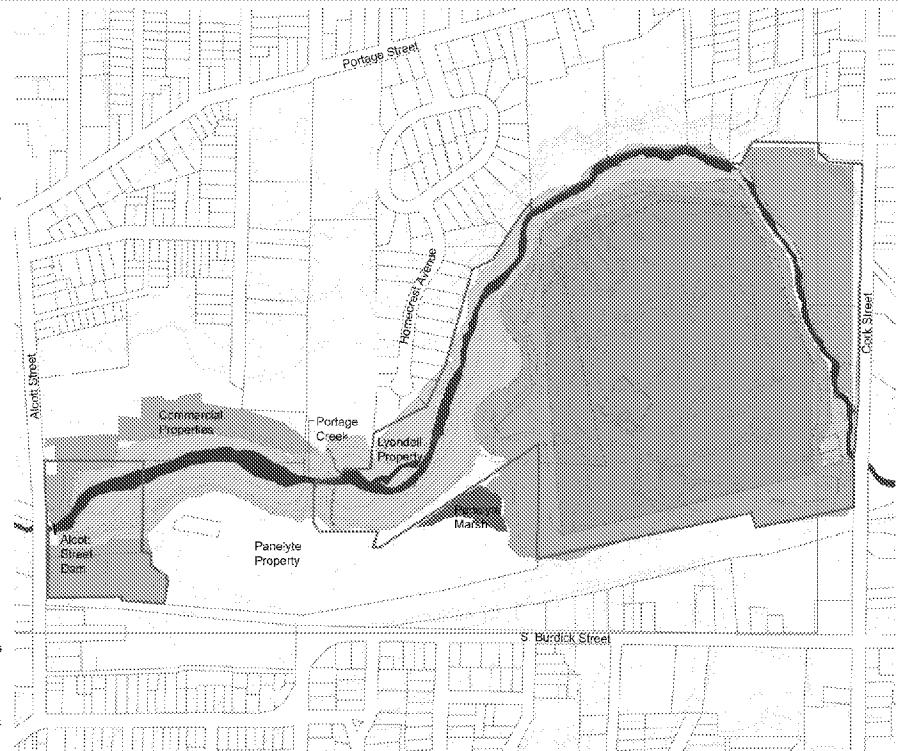
- Flood zone limitations
- Previously remediated areas (Bryant Mill Pond Removal Action)
- Portage Creek 100-Year Flood Plain
- Institutional controls limit future use to recreation/open space

Allied Landfill Site Areas

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0 250 500 1,000 1,500 Feet

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Reuse Considerations – City's Concept

Reuse Suitability City of Kalamazoo Alternative

Commercial/Industrial/ Recreational (48 acres)

- Few limitations
- Contaminant excavation
- Backfilled and re-graded
- Institutional controls limit future use to commercial/industrial or recreational uses.

Recreation/Open Space (20 acres)

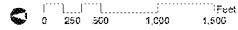
- Remedial Considerations
- Consolidation and capping
- Sloped areas and elevated grade (>45 feet above existing grade)
- Institutional controls prevent disturbance of cap and remedial features

Recreation/Open Space (20 acres)

- Flood zone limitations
- Previously remediated areas (Bryant Mill Pond Removal Action)
- Portage Creek 100-Year Flood Plain
- Institutional controls limit future use to recreation/open spaces

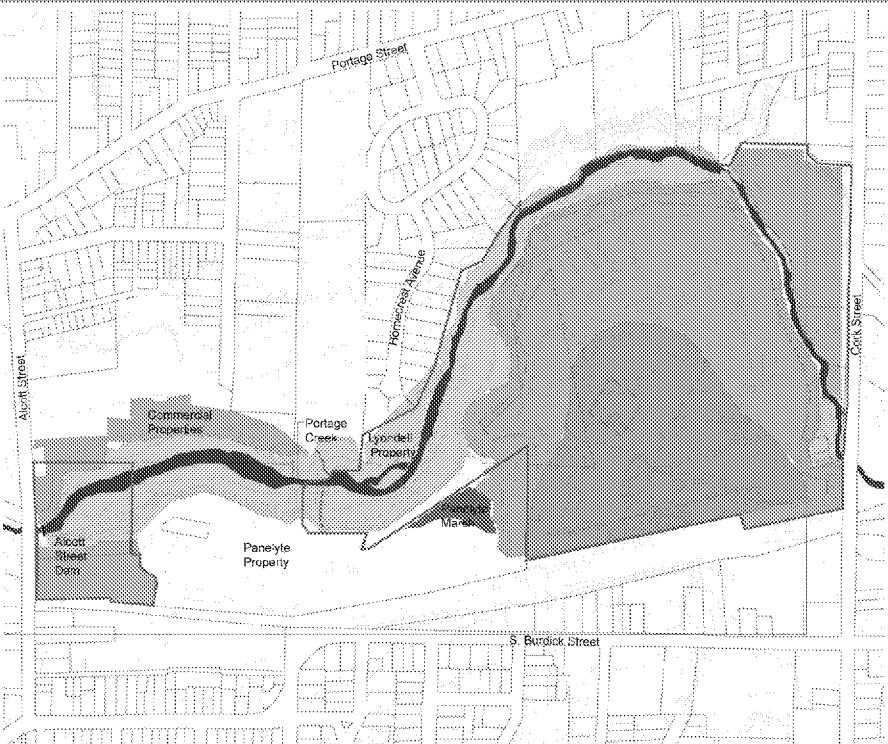
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Reuse Suitability Considerations

Reuse Suitability	Restrictions	All. 2B	All. 2D	All. 2E	City Alt.
Cap Height Above Grade		12'	45'	16'	>45'
A. Commercial/Industrial/Recreational	Few Limitations	29 acres	46 acres	32 acres	48 acres
B. Recreation / Open Space	Remedial Limitations	43 acres	23 acres	35 acres	20 acres
C. Recreation / Open Space	Flood Zone Limitations	20 acres	20 acres	20 acres	20 acres

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Next Steps

- Share reuse suitability considerations with EPA and City of Kalamazoo for discussion.
- Refine reuse suitability maps and considerations based on discussion and public input during City's February 2015 Reuse Meeting.
- Prepare materials for EPA Public Availability Session.

Contact Information

For additional information regarding the Allied Landfill site remedial process, please contact:

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